



MAES Y LLAN, DWYGYFYLCHI

OFFERS OVER £225,000



MAES Y LLAN, DWYGYFYLCHI



Blue Turtle Property are delighted to offer for sale with no onward chain, this three bedroom family home, which has been extended to the rear, offering superb accommodation suitable for an array of buyers. Set in the most enviable position with surrounding mountain and sea views, this fantastic property needs to be viewed to be truly appreciated.

In brief, the light and airy accommodation affords: Entrance porch, hallway with built in storage, open plan kitchen/ dining room, utility room, w.c sitting room and fantastic conservatory to the ground floor, with three double bedrooms and three piece family bathroom to the first floor. Externally, the property sits on a generous plot with ample off road parking to front and side, as well as a low maintenance garden and outbuilding to rear, ideal to sit and enjoy the tranquil surroundings with sea and mountain views. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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Location

Dwygyfylchi is a picturesque coastal village with a real sense of community. Offering a beautiful stretch of beach along with a mountainous backdrop, the location really does offer something for everyone. With a host of amenities including a primary school, post office, golf club, pub restaurants and shops as well as the beach just a stones throw away. The village is conveniently placed for the A55 Expressway allowing easy access to all the neighbouring coastal towns and beyond.

Tenure- Freehold

Council Tax Band- C as on voa.gov.uk





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Ground Floor

Entrance Porch 4' x 3'6"

uPVC door leading in, windows to front and side aspects.

Hallway 9'6" x 9'1"

uPVC door leading in, double glazed window to front aspect, radiator, built in under stairs storage cupboard.

Kitchen/ Dining Room 21'9" x 10'11"

Fitted with a range of wall and base units with complimentary modern work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven with four ring hob and extractor over, integral fridge/ freezer, spotlights to ceiling, double glazed window to front aspect, open through to dining area with radiator.

Sitting Room 12'11" x 12'

Radiator, open to dining area and conservatory.

Conservatory 22'9" x 12'11"

Double glazed windows to rear and side aspects enjoying fantastic sea and mountain views, double doors accessing the rear garden, radiator.

Utility Room 6'8" x 4'11"

Plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, uPVC door to side aspect.

W.C 4'5" x 2'7"

Low level flush w.c, wall mounted wash hand basin, tiled walls, double glazed obscure glass window to side aspect.



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First Floor

Landing

Loft access.

Bedroom One 13' x 10'10"

Double glazed window overlooking rear garden and on to views beyond, radiator, built in wardrobe storage.

Bedroom Two 13' x 9'5"

Double glazed window to rear aspect enjoying far reaching views, radiator.

Bedroom Three 10' x 8'5"

Double glazed window to front aspect, radiator, built in shelving.

Family Bathroom 7'2" x 6'10"

Jacuzzi bath with shower over, low level flush w.c, wash hand basin with storage under, tiled walls, radiator, double glazed obscure glass window to front aspect.



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BLUE TURTLE PROPERTY





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BLUE TURTLE PROPERTY

EXTERNALLY

FRONT

DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES.

SIDE

SECURE GATED SIDE ACCESS.

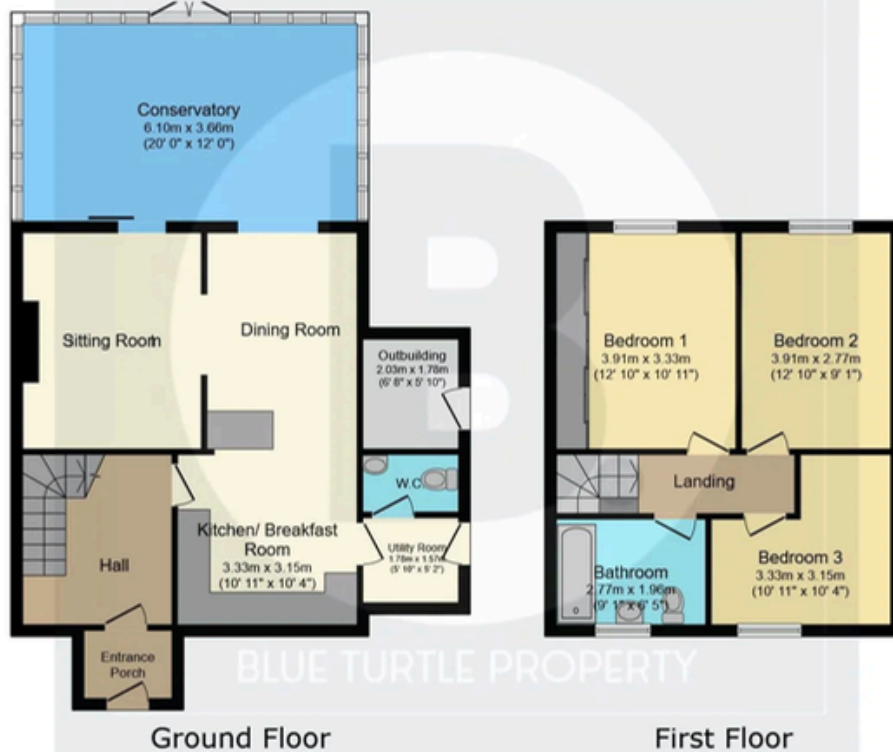
REAR

OUTBUILDING, OUTSIDE TAP, RAISED DECKED AREA PROVIDING THE IDEAL VIEW POINT TO SIT AND ENJOY THE SURROUNDING VIEWS, STEPS LEAD DOWN TO AREA LAID WITH ARTIFICIAL LAWN, HARDSTANDING WITH POTENTIAL FOR GARAGE, FENCED BOUNDARIES.





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Total floor area: 125.1 sq.m. (1,347 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MAINS WATER, GAS, ELECTRIC AND DRAINAGE ARE BELIEVED TO BE AVAILABLE OR CONNECTED AT THE PROPERTY.

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